

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Michael E. Long, Inc.
15731 SW Oberst Ln. PB 1148
Sherwood Oregon 97140

Grantor's Name and Address

Nicholas E. Phillips & Arlene G. Oliva
7314 Southfield Way
Stockton CA 95207

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Nicholas E. Phillips & Arlene G. Oliva
7314 Southfield Way
Stockton CA 95207

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Nicholas E. Phillips & Arlene G. Oliva
7314 Southfield Way
Stockton CA 95207

M06-12574

Klamath County, Oregon

06/20/2006 09:59:31 AM

Pages 1 Fee: \$21.00

SPA/

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ---- Michael E. Long, Inc. ----

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ----

---- Nicholas E. Phillips and Arlene G. Oliva ----

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in ---- Klamath ---- County, State of Oregon, described as follows, to-wit:

Lot 29 Block 128, Klamath Falls Forest Estates, Highway 66, Plat 4,
Klamath County Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,000.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/27/06; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

x

Michael E. Long

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

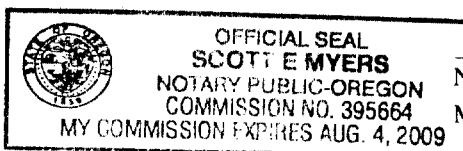
Michael E. Long

as

President

of

Michael E. Long, Inc.



x Scott Myers /
Notary Public for Oregon

My commission expires x Aug. 04, 2009